001.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	961,700 / 961,700
					USE VALUE:	961,700 / 961,700
					ASSESSED:	961,700 / 961,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`CONNOR MATTHEW
Owner 2:	VAN BLARICUM SUSAN M
Owner 3:	
Street 1:	43 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEISS MATTHEW J -
Owner 2:	WOO MEGHAN E -
Street 1:	43 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 1897 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4002.000	529,600		432,100	961,700
Total Card	0.092	529,600		432,100	961,700
Total Parcel	0.092	529,600		432,100	961,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.03 /Parcel: 507.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 153

GIS Ref

GIS Ref

Insp Date 08/25/17

!14!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	529,600	0	4,002.	432,100	961,700		Year end	12/23/2021
2021	101	FV	475,800	0	4,002.	432,100	907,900		Year End Roll	12/10/2020
2020	101	FV	352,700	0	4,002.	432,000	784,700	784,700	Year End Roll	12/18/2019
2019	101	FV	265,300	0	4,002.	459,100	724,400	724,400	Year End Roll	1/3/2019
2018	101	FV	265,300	0	4,002.	334,800	600,100	600,100	Year End Roll	12/20/2017
2017	101	FV	265,300	0	4,002.	291,600	556,900	556,900	Year End Roll	1/3/2017
2016	101	FV	265,300	0	4,002.	248,400	513,700	513,700	Year End	1/4/2016
2015	101	FV	228,200	0	4,002.	243,000	471,200	471,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:53:09

LAST REV

Date	Time
10/05/21	12:38:59
apro	

PAT ACCT. 14

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISS MATTHEW J	75133-533	1	7/16/2020		1,178,543	No	No		
CARLIN KENNETH	59618-67		7/27/2012		465,000	No	No		
CARLIN LOUISE	26889-489		12/9/1996		99	No	No		Louise Carlin dod 12/2/11

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2013	1106	Addition	66,915	C				
12/14/2012	1651	Manual	2,598					AIR SEALING & INSU
8/31/2012	1102	Redo Kit	4,000					
8/27/2012	1067	Redo Bat	4,000					& OPEN KIT WALL TO

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/24/2014	Measured	PC	PHIL C
2/19/2014	Info Fm Prmt	EMK	Ellen K
1/23/2013	Info Fm Prmt	BR	B Rossignol
4/15/2009	Missed Appt.	163	PATRIOT
11/9/2000	Hearing Chag		
9/20/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

USER DEFINED

Prior Id # 1:	153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.09187	Total SF/SM:	4002	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,050	Spl Credit		Total:	432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28752279
Const Adj.:	1.16643345
Adj $ / SQ:	202.744
Other Features:	90666
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555148
Depreciation:	25537
Depreciated Total:	529611

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

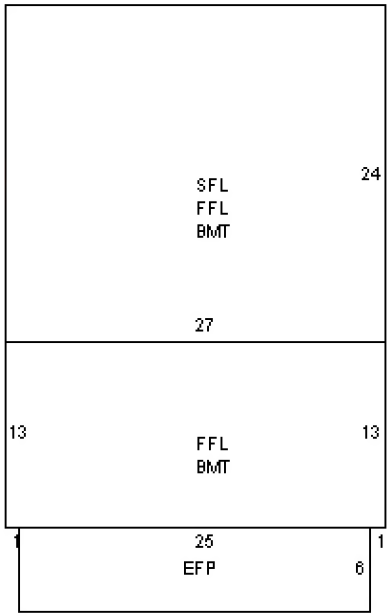
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
90	178.0-0005-0004.0		8/23/1998	240,000
89	093.0-0002-0013.0		8/19/1998	161,332
89	172.0-0006-0015.0		4/14/1998	220,000
89	063.0-0004-0001.0		11/3/1998	196,200
89	144.0-0003-0009.0		7/21/1998	237,000
89	173.0-0003-0004.0		3/20/1998	199,000
WtAv$/SQ:		AvRate:	89.16	Ind.Val 192302.5096

Juris. Factor:	1.00	Before Depr:	223.02
Special Features:	0	Val/Su Net:	189.41
Final Total:	529600	Val/Su SzAd	321.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	999	72.230	72,155
FFL	First Floor	999	202.740	202,542
SFL	Second Floor	648	202.740	131,378
EFP	Enclos Porch	150	52.930	7,939

Net Sketched Area:	2,796			Total:	414,014
Size Ad	1647	Gross Area	2796	FinArea	1897

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: